

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, May 05, 2025

To:

Property Owner: QUIKTRIP CORPORATION

Email:

: Tara Limbach

Email: tlimbach@quiktrip.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024312

Application Type: Commercial Final Development Plan

Application Name: Quik Trip Convenience Store

Location: 1005 SW BLUE PKWY, LEES SUMMIT, MO 64063

1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200. [Check given to city on 5/6/25](#)

Review Status:

Required Corrections:

Planning Review

Hector Soto Jr.

Senior Planner

Approved with Conditions

1. PLATTING. The proposed new building and fuel canopy extend across the existing lot line separating Lots 1 and 2 of the Replat of QuikTrip Blue Parkway. No building permit for the proposed improvements may be issued until such time as a minor plat merging the two existing lots into a single lot is approved and then recorded with the County.

Plat has been submitted.

The previously made comment above has been acknowledged by the applicant. Said comment is being kept for documentation purposes.

2. EASEMENTS. The proposed fueling station canopy encroaches into an existing 10' easement that is to be vacated under separate application. The final development plan cannot be approved or a building permit issued until such time as the impacted easement is vacated. The easement vacation application has been made and is currently going through the approval process.

Easement vacation documents have been submitted.

The previously made comment above has been acknowledged by the applicant. Said comment is being kept for documentation purposes.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The asphaltic concrete typical section shown on Sheet C520 is missing either geogrid or chemically-stabilized subgrade. In addition, show a minimum of 2 inch surface course KCMMB asphaltic concrete, and a minimum 4.5 inch asphaltic base course. The reason for this difference is the KCMMB specification does not allow for any course less than 2 inches due to the aggregate used in the mix. *Updated.*

2. Cost estimate required prior to formal approval. *Attached.*

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. No grade information was provided for the new segments of sidewalk or ramps at the corner of Blue and 2nd St.

These are in the PIP plans which appear to not have been successfully uploaded with the last resubmittal.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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